



RECORD OF SURVEY
AND
MINOR SUBDIVISION/BOUNDARY LINE ADJUSTMENT
FOR
SCOTT TAYLOR
AND
RICHARD AND KATHY ROSS
TO BE KNOWN AS THE
JOT MINOR SUBDIVISION
4323 WEST 3000 SOUTH, PHYSICAL ADDRESS

LOCATED IN SECTION 2
TOWNSHIP 3 SOUTH, RANGE 2 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH
SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Scott Taylor, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, I have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat.

PROPERTY DESCRIPTION FOR THE JOT MINOR SUBDIVISION

CONTAINING PARCELS IN SECTION 2, T.3S., R.2W., U.S.B.&M.
PARCEL #2652-2: JOT, LLC, A UTAH LIMITED LIABILITY COMPANY, ENTRY #431846, 2/4/11
PARCEL #2652: RICHARD AND KATHY ROSS, ENTRY #445513, 5/21/12

TOWNSHIP 3 SOUTH, RANGE 2 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 2:
Beginning at the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 2; thence
South 0°06'28" East 947.04 feet along the East line of said NW1/4 to said NE1/4 to the easterly projection of a
fence line running westerly; thence South 89°49'08" West 590.01 feet along said fence line to a three way fence
corner; thence North 0°06'28" West 155.09 feet along said fence line; thence North 2°34'26" East 792.91 feet
along said fence line and projection thereof to a point on the North Section line; thence North 89°49'26" East
552.91 feet to the Point of Beginning, containing 12.491 acres. Subject to a 33 foot wide State Road Right
of Way along the North line of Lots 1 and 2. The entirety of Lots 2 and 3 are subject to, and together with, a cross
access easement that allows ingress and egress for Lot 2 across the driving surfaces on Lot 3, and ingress and
egress for Lot 3 across the driving surfaces on Lot 2.

OWNER'S DEDICATION

Know all men by these presents: that I the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.

SCOTT TAYLOR, MANAGER OF JOT, LLC,
A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

County of _____ }
State of _____ } s.s.

On this _____ day of _____, 20____, personally appeared before me, SCOTT TAYLOR, MANAGER OF JOT, LLC., A UTAH LIMITED LIABILITY COMPANY, the signer of the above OWNER'S DEDICATION, and who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____

Notary Public _____

OWNER'S DEDICATION

Know all men by these presents: that we the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.

RICHARD W. ROSS

KATHY N. ROSS

ACKNOWLEDGEMENT

County of _____ }
State of _____ } s.s.

On this _____ day of _____, 20____, personally appeared before me, RICHARD W. ROSS AND KATHY N. ROSS, the signers of the above OWNER'S DEDICATION, and who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____

Notary Public _____

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____

Stephen Potter Duchesne County Treasurer

DUCHESE COUNTY PLANNING DEPARTMENT

Approved as a Boundary Line Adjustment and Minor Subdivision this _____ day of _____, 20____

by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah }
County of Duchesne } s.s. Entry Number _____

Filed for recording at the request of

on this _____ day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder

COUNTY SURVEYOR'S FILE # 4342

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
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DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 10/30/2019
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SHEET : 1 OF 1	JOB NAME: SCOTT TAYLOR	JOB# 1336
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